

CASE SUMMARY

APPLICATION TYPE: DEVELOPMENT PLAN

PLANNING COMMISSION



File Number: 1-D-26-DP Related File Number:
Application Filed: 11/25/2025 Date of Revision:
Applicant: EXECUTION LLC

PROPERTY INFORMATION

General Location: South side of Neal Dr, east of Tice Ln
Other Parcel Info.:
Tax ID Number: 38 N B 00201 Jurisdiction: County
Size of Tract: 16141 square feet
Accessibility: Access is via Neal Drive, a local street with 18-23 ft of pavement width within a 40-ft right-of-way.

GENERAL LAND USE INFORMATION

Existing Land Use: Agriculture/Forestry/Vacant Land
Surrounding Land Use:
Proposed Use: Office-warehouse Density:
Planning Sector: North County Plan Designation: BP (Business Park)
Growth Policy Plan: Planned Growth Area
Neighborhood Context: The area primarily features a mix of commercial, office, and industrial uses, with some residential uses to the west and north along Cunningham Road.

ADDRESS/RIGHT-OF-WAY INFORMATION (where applicable)

Street: 3604 NEAL DR
Location:
Proposed Street Name:
Department-Utility Report:
Reason:

ZONING INFORMATION (where applicable)

Current Zoning: PC (Planned Commercial)
Former Zoning:
Requested Zoning:
Previous Requests:
Extension of Zone:
History of Zoning: None noted.

PLAN INFORMATION (where applicable)

Current Plan Category:
Requested Plan Category:

SUBDIVISION INFORMATION (where applicable)

Subdivision Name:

No. of Lots Proposed:

No. of Lots Approved: 0

Variances Requested:

S/D Name Change:

OTHER INFORMATION (where applicable)

Other Bus./Ord. Amend.:

PLANNING COMMISSION ACTION AND DISPOSITION

Planner In Charge:

Samiul Haque

Staff Recomm. (Abbr.):

Approve the development plan for an office warehouse in the PC (Planned Commercial) zone as depicted on the site plan, subject to 7 conditions.

Staff Recomm. (Full):

- 1) Submitting a detailed landscape plan for review and approval by Planning staff during the permitting phase.
- 2) The height of the structure shall be limited to one story.
- 3) Meeting all applicable requirements of the Knox County Zoning Ordinance.
- 4) Meeting all applicable requirements of the Knox County Engineering & Public Works department.
- 5) Installing all required landscaping proposed on the landscape plan within 6 months of obtaining a certificate of occupancy, or posting a bond with the Knox County Department of Engineering and Public Works to guarantee such installation.
- 6) All site lighting shall utilize full-cut fixtures that are shielded and downlit from neighboring properties.
- 7) If during design plan approval or construction of the development, it is discovered that unforeseen off-site improvements within the right-of-way are necessary as caused by the development, the developer will either enter into a memorandum of understanding (MOU) with the County for these improvements or reimburse the County for their direct expenses (if completed by County crews) to make corrections deemed necessary.

Comments:

This proposal is for an office warehouse facility featuring an approximate floor area of 4,250 sq ft. The site is located west of the Halls Convenience Center (household waste and recycling drop-off facility of Knox County), on a corridor of primarily office and commercial uses along Neal Drive.

DEVELOPMENT PLAN ANALYSIS PER ARTICLE 6, SECTION 6.50.06 (APPROVAL OR DENIAL)

In the exercise of its administrative judgment, the Planning Commission shall determine if the proposed plan is in harmony with the general purpose and intent of the zoning ordinance and adopted plans.

1) ZONING ORDINANCE

PC (Planned Commercial):

A. The PC zone is intended for a unified grouping of commercial buildings that do not require or desire a central business district location. The objective of this zone is to achieve the highest quality site design, building arrangement, landscaping, and traffic circulation patterns possible. The proposed development will have landscaped screening along the rear and eastern property boundaries, and between the parking area and the street. There is a drainage easement running along the northeastern portion of the property. The feasibility of the proposed plantings over the easement area shall be verified during the permitting phase.

B. The PC zone does not list specific permitted uses but stipulates that appropriate uses generally include offices, commercial services, and light distribution centers. The proposed use meets the intent of the PC zone. The administrative procedures for the PC zone require the Planning Commission to approve the development plan before building permits can be issued (Article 5, Section 5.33.13).

C. The Board of Zoning Appeals has approved a reduction of the peripheral setback from 50 ft to 10 ft for the eastern property boundary (BZA file 25-Z0078). The plan meets all other dimensional standards.

2) KNOX COUNTY COMPREHENSIVE PLAN – FUTURE LAND USE MAP

A. The subject property is designated BP (Business Park) in the Knox County Comprehensive Plan, which recommends employment-intensive uses, including corporate office, light industrial, advanced manufacturing, research and development, support services, or incubator facilities for start-ups. Office and light industrial uses are listed as a "Primary Use" in the land use mix. The proposed development plan is consistent with the BP place type.

3) KNOX COUNTY COMPREHENSIVE PLAN – IMPLEMENTATION POLICIES

A. The proposed office warehouse is consistent with Implementation Policy 3, to encourage infill and

redevelopment of underutilized commercial land, and Implementation Policy 9.5, to avoid approving isolated developments where infrastructure is inadequate or not yet planned. The subject property is within an established corridor of office and commercial use with nearby access to a major arterial street, Maynardville Pike. Adequate utility infrastructures are provided by Knoxville Utilities Board and Hallsdale-Powell Utility District.

4) KNOXVILLE – FARRAGUT – KNOX COUNTY GROWTH POLICY PLAN

A. The property is within the Planned Growth Area of the Growth Policy Plan. The purpose of the Planned Growth Area is to encourage a reasonably compact pattern of development and promote the expansion of the Knoxville-Knox County economy. The development plan aligns with these goals.

Action: Approved with Conditions **Meeting Date:** 1/8/2026

Details of Action:

Summary of Action: Approve the development plan for an office warehouse in the PC (Planned Commercial) zone as depicted on the site plan, subject to 7 conditions.

Date of Approval: 1/8/2026 **Date of Denial:** **Postponements:**

Date of Withdrawal: **Withdrawn prior to publication?:** **Action Appealed?:**

LEGISLATIVE ACTION AND DISPOSITION

Legislative Body:

Date of Legislative Action:

Date of Legislative Action, Second Reading:

Ordinance Number:

Other Ordinance Number References:

Disposition of Case:

Disposition of Case, Second Reading:

If "Other":

If "Other":

Amendments:

Amendments:

Date of Legislative Appeal:

Effective Date of Ordinance: